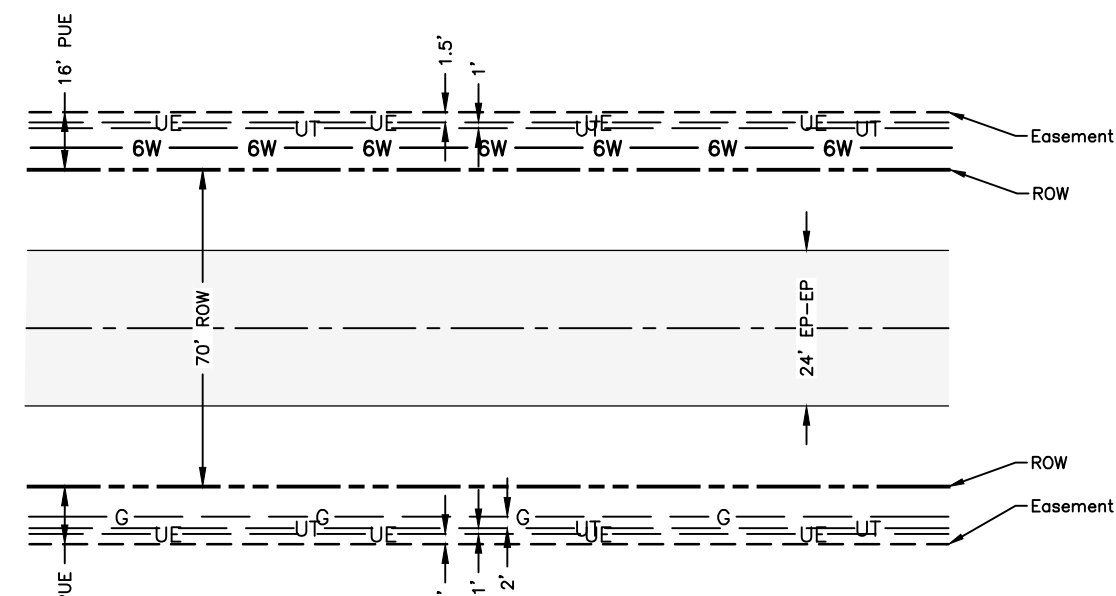


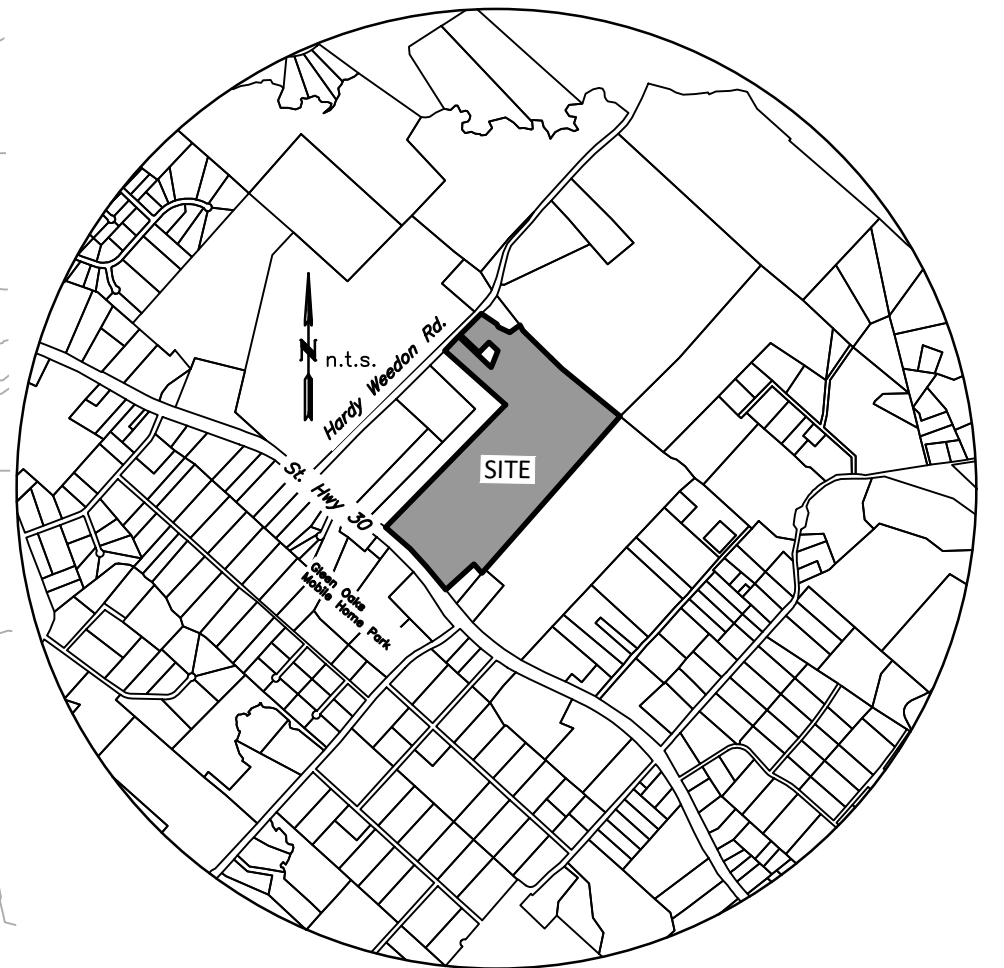
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 41°41'42" W	298.76'
L2	N 40°52'58" W	157.12'
L3	S 47°43'28" W	495.86'
L4	N 39°20'48" W	176.66'
L5	N 41°35'04" W	174.80'
L6	S 45°45'35" E	624.07'
L7	N 22°07'20" E	234.11'
L8	N 45°38'10" W	156.49'
L9	S 44°17'31" W	186.97'
L10	N 45°41'31" W	378.54'
L11	N 41°58'50" E	44.69'
L12	S 26°41'13" E	44.70'
L13	S 65°11'23" E	175.69'
L14	N 58°59'33" E	147.87'
L15	S 37°02'40" E	118.20'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C2	10°56'12"	2939.79'	561.15'	281.43'	N 43°46'22" W	560.30'

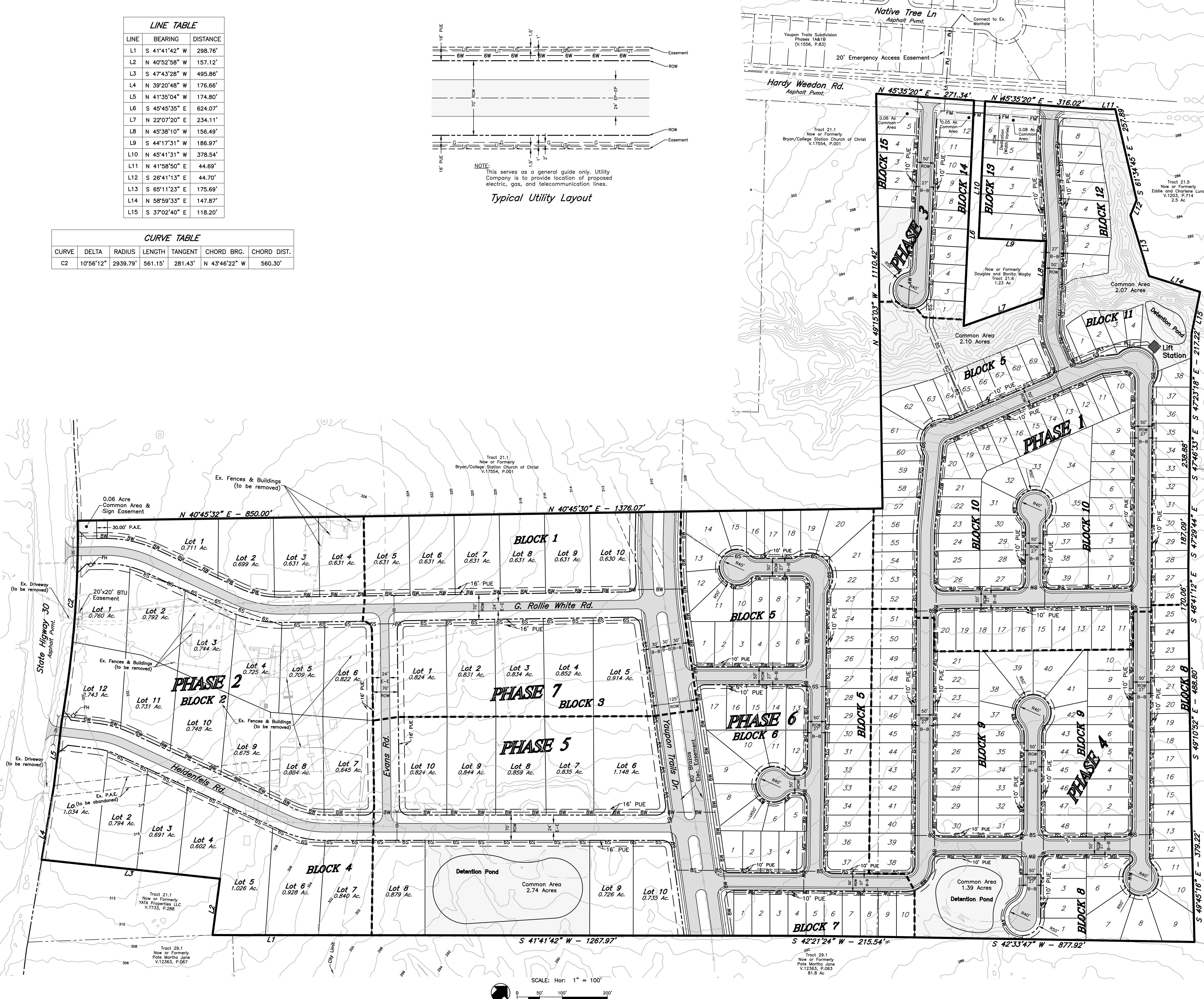


NOTE: This serves as a general guide only. Utility Company is to provide location of proposed electric, gas, and telecommunication lines.

Typical Utility Layout



VICINITY MAP



- GENERAL NOTES:**
- Proposed Land Use: Commercial (42 Lots), Residential (256 Lots), Common Area: 8.55 ac., Right-of-Way: 20.84 ac., Avg. Lot Size (Commercial): 0.778 ac. (32,655 sq ft), Avg. Lot Size (Residential): 0.157 ac. (6,851 sq ft)
 - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 4804100223P effective 4/02/2014, no portion of this property is located in a 100-year flood hazard area.
 - Existing ground contours are based on an aerial data of the site.
 - A POA shall be established with direct responsibility to, and controlled by, the property owners involved to provide for operation, repair and maintenance of all common areas, private drainage easements, the private stormwater detention facilities which are part of this subdivision. The City of Bryan shall not be responsible for any operation, repair or maintenance of these areas.
 - Common Areas and Landscaped Islands shall be owned & maintained by Property Owners Association.
 - Electricity will be served by City of Bryan and Water to be served by Wickson Creek SUD.
 - Lots shall not take direct access to State Hwy 30 or Hardy Weedon Road.
 - All minimum setbacks shall be in accordance with the City of Bryan Ordinances.

Legend

	85	Existing Sewer Line w/ size
	42	Existing Sewer Line w/ size
	6	Existing Gas Line
	6W	Proposed Water Line w/size
	4S	Proposed Sewer Line w/size
	4S	Proposed Storm Drain Line
	SD	Proposed Storm Drain Line
		Boundary Line
		Existing Easement Line
		Property Line
		Proposed Easement Line
		Proposed Phase Boundary
		Existing Contour Line
		Fire Hydrant

PHASE 1 Lots 52-59, Block 5 Lots 26-38, Block 8 Lots 11-20, Block 9 Lots 1-4, Block 11 Lots 1-8, Block 12 Lots 1-6, Block 13	PHASE 2 Lots 11-4, Block 1 Lots 1-12, Block 2 Lots 1-7, Block 4	PHASE 3 Lots 1-5, Block 15 Lots 1-12, Block 14	PHASE 4 Lots 38-51, Block 5 Lots 1-25, Block 8 Lots 11-10, Block 9 Lots 21-46, Block 9
PHASE 5 Lots 6-10, Block 3 Lots 8-10, Block 4	PHASE 6 Lots 1-37, Block 5 Lots 1-17, Block 5 Lots 1-10, Block 7	PHASE 7 Lots 1-5, Block 3	

PRELIMINARY PLAN

REVELLE BUSINESS PARK SUBDIVISION

102.33 ACRES

OUT OF

Stephen F AUSTIN #9 SURVEY A-62

BRYAN, BRAZOS COUNTY, TEXAS

JULY 2022

SCALE: 1" = 150'

Owner:
B/C/S Leasing, LLC,
1061 Innovation Drive
Bryan, Texas 77808
979-690-7711

Surveyor:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

Texas Firm Registration No. 10103300

